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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2016 038542

2016 JUN 22 AM 9:38

MICHAEL B. BROWN  
RECORDER

Parcel No: 45-24-33-182-001.000-007

**SPECIAL WARRANTY DEED**

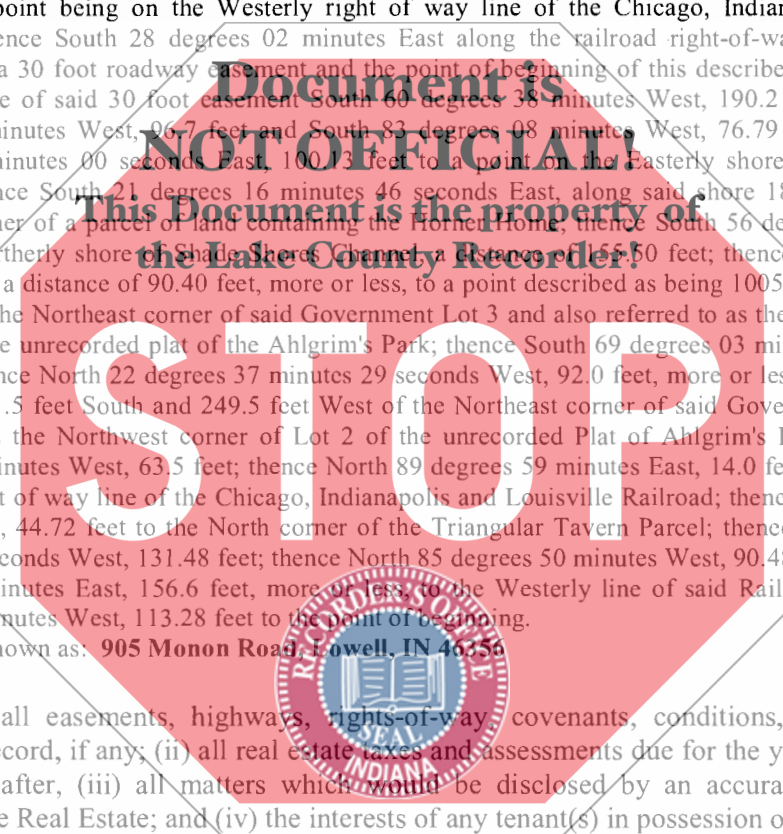
KNOW ALL MEN BY THESE PRESENTS: That **U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust**, organized and existing under the laws of the United States of America ("Grantor"), for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby convey and specially warrant to **Timothy J. Tangerman** ("Grantee"), the following described real estate located in Lake County, State of Indiana:

Part of Government Lot 3, located in the Northwest Quarter of Section 33, Township 32 North, Range 8 West of the 2nd Principal Meridian, in Lake County, Indiana, more particularly described as follows:

Commencing at a point 1190 feet South and 162.95 feet West of the Northeast corner of said Government Lot 3 (said point being on the Westerly right of way line of the Chicago, Indianapolis and Louisville Railroad); thence South 28 degrees 02 minutes East along the railroad right-of-way, 112.00 feet to the centerline of a 30 foot roadway easement and the point of beginning of this described parcel; thence along the center line of said 30 foot easement South 60 degrees 38 minutes West, 190.2 feet; thence North 41 degrees 27 minutes West, 96.7 feet and South 83 degrees 08 minutes West, 76.79 feet; thence South 41 degrees 27 minutes 00 seconds East, 100.13 feet to a point on the Easterly shore of the Shady Shores Channel; thence South 21 degrees 16 minutes 46 seconds East, along said shore 189.81 feet to the most Westerly corner of a parcel of land containing the Horned Home; thence South 56 degrees 59 minutes East along the Northerly shore of Shady Shores Channel, a distance of 155.50 feet; thence North 33 degrees 41 minutes East, a distance of 90.40 feet, more or less, to a point described as being 1005.87 feet South and 288 feet West of the Northeast corner of said Government Lot 3 and also referred to as the most Westerly corner of Lot 6 of the unrecorded plat of the Ahlgrim's Park; thence South 69 degrees 03 minutes 23 seconds East, 81.8 feet; thence North 22 degrees 37 minutes 29 seconds West, 92.0 feet, more or less, to a point described as being 1491.5 feet South and 249.5 feet West of the Northeast corner of said Government Lot 3 and also referred to as the Northwest corner of Lot 2 of the unrecorded Plat of Ahlgrim's Park; thence North 01 degrees 36 minutes West, 63.5 feet; thence North 89 degrees 59 minutes East, 14.0 feet, more or less, to the Westerly right of way line of the Chicago, Indianapolis and Louisville Railroad; thence North 28 degrees 02 minutes West, 44.72 feet to the North corner of the Triangular Tavern Parcel; thence South 01 degrees 46 minutes 27 seconds West, 131.48 feet; thence North 85 degrees 50 minutes West, 90.48 feet; thence North 37 degrees 02 minutes East, 156.6 feet, more or less, to the Westerly line of said Railroad; thence North 28 degrees 02 minutes West, 113.28 feet to the point of beginning.

Commonly known as: 905 Monon Road, Lowell, IN 46756

Subject to (i) all easements, highways, rights-of-way covenants, conditions, restrictions and other limitations of record, if any; (ii) all real estate taxes and assessments due for the year 2015 and payable in 2016 and thereafter, (iii) all matters which would be disclosed by an accurate survey and physical inspection of the Real Estate; and (iv) the interests of any tenant(s) in possession of the Real Estate.



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# 9235  
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Grantor, as its sole warranty herein, specially warrants to Grantee, and to Grantee's successors and assigns, that Grantor will forever defend title to the Real Estate (subject to the matters to which the conveyance is hereinabove made subject) against those claims, and only those claims, of all persons who shall claim title to or assert claims affecting the title to the Real Estate, or any part thereof, by, through, under, or based upon the acts of, Grantor, but none other.

The undersigned person executing this Deed on behalf of Grantor represents and certifies that he has been fully empowered to execute and deliver this Deed pursuant to the Power of Attorney referenced below and said Power of Attorney remains in full force and effect and has not been terminated or rescinded by either party; that Grantor has full capacity to convey the real estate described herein, and that all necessary action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 31<sup>st</sup> day of May, 2016.

U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST BY CALIBER REAL ESTATE SERVICES, LLC AS ITS ATTORNEY-IN-FACT

**Document is NOT OFFICIAL!**


**This Document is the property of the Lake County Recorder!**

\_\_\_\_\_  
Timothy Walter Authorized Signatory

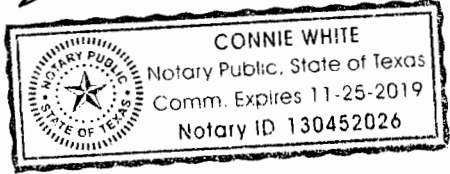
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STATE OF Texas )  
COUNTY OF Dallas ) SS

Before me, a Notary Public in and for said County and State, personally appeared Timothy Walter the Authorized Signatory of Caliber Real Estate Services, LLC its Attorney-in-Fact for U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust, who acknowledged the execution of the foregoing Special Warranty Deed, and who, having been duly sworn, stated that the representations therein contained are true and correct, to the best of his knowledge, information and belief.



IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal this 31<sup>st</sup> day of May, 2016.



Connie White  
Notary Public

My Commission Expires: \_\_\_\_\_  
My County of Residence: \_\_\_\_\_

**Mail Tax Statements:**

**Grantee's Address:**

Name: Timothy J. Tangerman  
Mailing Address: 905 Monon Road  
Lowell, IN 46356

905 Monon Road  
Lowell, IN 46356



This instrument prepared by Dean Lopez, Attorney at Law based upon a commitment for title insurance furnished by Statewide Title Company under commitment number 10015396.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. -Dean Lopez

Return deed to Statewide Title Company, 6525 E. 82nd St., Ste. 110, Indianapolis, IN 46250.